



Aldenham Road, Bushey

In Excess of £1,000,000

proffitt
& holt





Aldenham Road

Bushey

Proffitt & Holt are delighted to present this beautiful and rarely available Edwardian townhouse. Strategically located, epitomising both functionality and style.

With accommodation over three levels, complemented by a cellar, this residence offers ample space for comfortable family living. A driveway to the front of the property accommodates multiple vehicles, while the meticulously maintained rear garden provides beautiful outdoor space.

Retaining its period charm with high ceilings and original features, this home seamlessly blends classic appeal with modern convenience. The ground floor's open-plan design enhances the sense of space and facilitates effortless entertaining, while the inclusion of three bathrooms ensures practicality for the modern family.

For those seeking a combination of timeless elegance and contemporary comfort, this Edwardian townhouse presents a compelling opportunity.

Arrange a viewing with Proffitt & Holt today to explore this sophisticated property further.





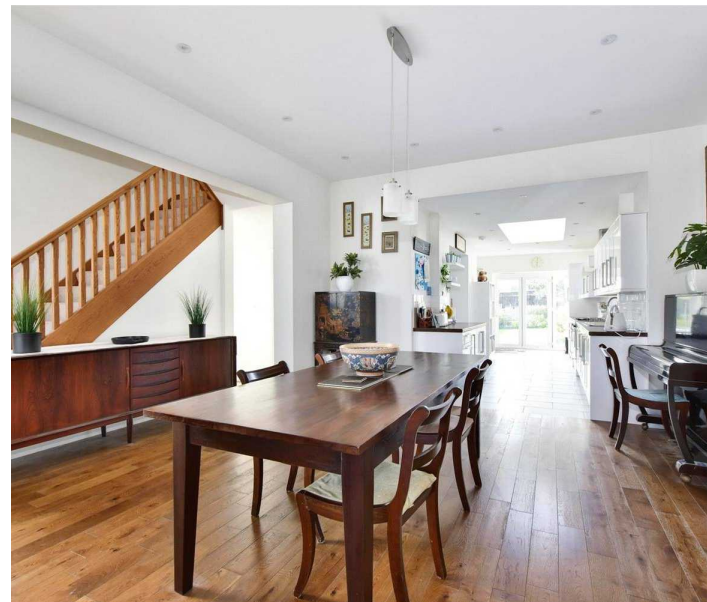
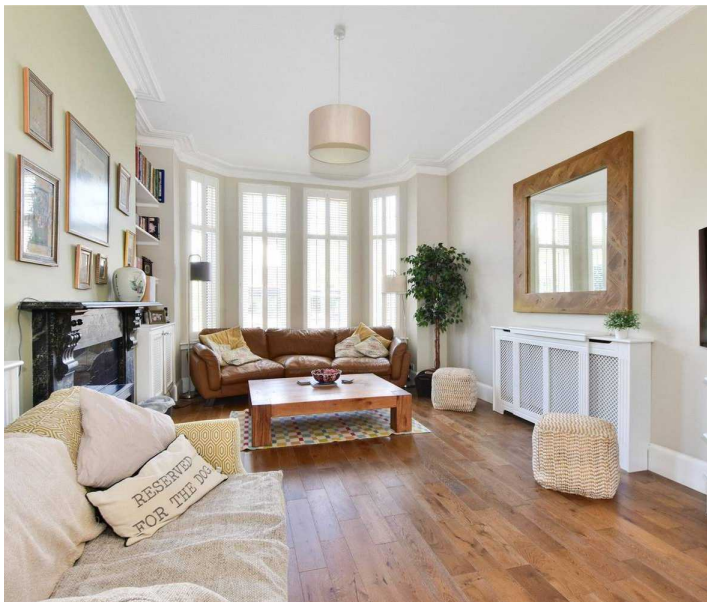
Aldenham Road

Bushey

Bushey is a much sought-after location and is conveniently located for numerous highly regarded schools, local shops and amenities including Aldenham Golf & Country Club, Aldenham Park, Oxhey Park, and Bushey mainline train station which is serviced by London Overground and London Northwestern trains into London, and the Jubilee line from nearby Stanmore has frequent services into London with Stratford the final station destination.

Comprehensive shopping amenities are catered for at the Atria Watford Shopping & Leisure Centre.

For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network.



Council Tax band: F

Hertsmere Council

Tenure: Freehold

EPC Energy Efficiency Rating: D





'For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

FEATURES

- Period Features
- 4 Bedrooms
- Large Driveway
- Semi-Detached
- Rarely Available
- High Ceilings
- Three Storey Living
- 3 Bathrooms
- Sought-After Location











Ground Floor

Approx. 85.8 sq. metres (923.9 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



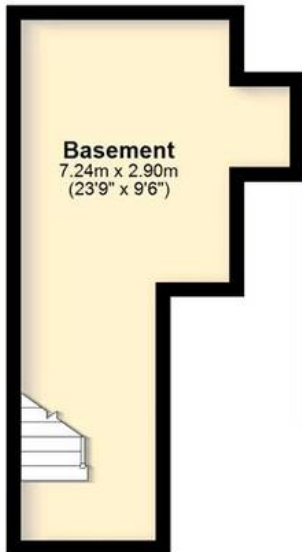
Second Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



Basement

Approx. 18.2 sq. metres (196.4 sq. feet)



Basement
7.24m x 2.90m
(23'9" x 9'6")

Total area: approx. 230.0 sq. metres (2476.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

